



Ermine Way, Arrington, SG8 0AU

welcome to

Ermine Way, Arrington Royston

An opportunity to purchase this two bedroom Grade II listed thatched cottage with car parking and views over grazing meadows to rear. The property has been extended to the rear and benefits from two reception rooms, kitchen, two bedrooms and a family bathroom.



Front Door

Solid front door opening onto lounge.

Lounge

12' 9" x 13' 8" (3.89m x 4.17m)

With staircase to first floor landing, window to front, wall lights, feature fireplace, attractive tiled flooring, door through to kitchen, underfloor heating.

Kitchen

9' x 12' 7" (2.74m x 3.84m)

Comprising dresser, freestanding oven and hob, butler sink with mixer taps, space for dishwasher, space for washing machine, space for fridge/freezer, space for work surface, attractive tiled flooring, window and door through to conservatory, underfloor heating.

Conservatory

9' 5" x 12' (2.87m x 3.66m)

Skylight window, recessed lighting, vaulted ceiling, attractive tiled flooring, underfloor heating, French doors opening onto rear garden, two windows to rear.

Staircase To First Floor

Staircase from lounge to bedroom one.

Bedroom One

14' 4" x 14' 2" (4.37m x 4.32m)

Intercommunicating room with wooden flooring, hatch to loft space, window to front, door to bedroom two.

Bedroom Two

8' 2" x 9' 5" (2.49m x 2.87m)

wooden flooring, window to rear, door to shower room.

Shower Room

Comprising concealed cistern WC, wash hand basin, fully tiled shower cubicle, velux window, extractor fan.

Outside

Front Garden

Front garden primarily laid to slate & cobblestone with steps leading to front door. Various shrubs and trees to borders.

Rear Garden

Secluded rear garden with paved terrace, fence surrounds.

Parking

Off-road parking space to rear.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ermine Way, Arrington

- Grade II listed 'Chocolate box' thatched cottage.
- Off-street parking to rear.
- Two bedrooms and family bathroom.
- Within walking distance of Wimpole National Trust site.
- Extended to the rear.

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109777 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01763 242988



royston@williamhbrown.co.uk



54A High Street, ROYSTON, Hertfordshire, SG8 9AW



williamhbrown.co.uk